



## **Background**

Evelyn by Onni is a Master Planned residential community located at the base of Sentinel Hill. The 21-acre site is located at the eastern gateway to West Vancouver and is comprised of 349 units including single and two-family (duplex) dwellings, and terraced cluster and apartment buildings. The first cluster building (Parcel 1) has 12 units. The second cluster building (Parcel 2) has 26 units. The first apartment building (Parcel 5) has 71 units. All of these buildings have been constructed. The third cluster building (Parcel 3) has an approved development permit but is not yet under construction.

The Evelyn Lands are divided into Area 'A' and Area 'B'. Area 'B' is south of Arthur Erickson Place and makes up the apartment district. It contains Parcels 5, 6, 7 and 8. Appendix D contains a map that identifies the Areas, the parcels within them, and the number of units permitted according to the Master Plan and Zoning Bylaw.

Development in the Evelyn Drive area is regulated by the Official Community Plan (OCP), the Zoning Bylaw, the Evelyn Drive Master Plan and a Master Development Agreement (a covenant).

## **Context**

### Evelyn Drive Development Lands

The 21-acre site is located within the Evelyn Drive development on Keith Road. Neighbourhood context for Evelyn includes:

North	Keith Road with Sentinel Hill neighbourhood beyond
South	Park Royal North regional shopping mall
East	Taylor Way (Highway 99) with access to Highway 1 to the north and the Lions Gate Bridge to the southeast
West	Capilano Indian Reserve (Park Royal Towers)

### Parcel 7

Parcel 7 is zoned for an apartment building. Adjacent land uses to Parcel 7 include:

North	Arthur Erickson Place (with Parcel 9 beyond, a lot for 16 units: 8 single family dwellings; and 8 two-family dwelling units (in 4 buildings))
South	Park Royal North regional shopping mall
East	Parcel 8 (a 118-unit apartment building site)
West	Evelyn Walk (public access connection to Park Royal), with Parcel 6 beyond (a site zoned for a 10,250 sq ft amenity building)

## The Proposal

The proposal is to construct a 67-unit apartment building on Parcel 7. The proposed Development Permit is substantially consistent with the previously approved development permit that has expired. Key features of the proposal are:

- 89,738.5 square feet (plus 4,304.3 square feet exempted area).
- A building with two wings: an eight storey west wing and an eight storey east wing connected with five two-storey townhouses.
- 16 different unit types:
  - Condo units range in floor area from 829 square feet to 1,493 square feet;
  - Penthouse units in the 1,800 to 2,000 square foot range; and
  - Townhouses of 1,647 square feet each.
- Average unit size<sup>1</sup> of 1,200 square feet.
- 132 total parking stalls provided, including 39 small car spaces, 5 accessible spaces and 7 visitor spaces<sup>2</sup>.
- 53 bike lockers.

## Building Form & Character

The primary design elements are consistent with the apartment building constructed on Parcel 5 to the west and with the previously approved designs, with strong horizontal banding established by overhanging planters and grade related to the terracing typical of both the cluster and apartment forms. Since the previous plans were approved, better survey information has been completed and the drawings have been refined to address steep site conditions and in some instances units have been relocated or deleted to improve the overall 'fit' of the building on the site.

Similar to Parcel 5, the building presents as two 3 and 4-storey apartment 'wings' connected with 2-storey townhouses along Arthur Erickson Place. The lowest level contains common amenity areas, storage and two units within the east wing. The second through fifth levels rise directly above each other, with the top three levels stepping dramatically back creating large patio areas on these upper floors, with the roof of the lower unit becoming the patio for the next unit above. All of the patio areas are banded with planters to green the edge and aid with privacy between the units from above and below.

Access to the connected underground parkade is from the east side of the property. There are three levels of parkade, with separated garages within for the townhouses.

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<sup>1</sup> Average Apartment Unit Area across Area 'B' is 1,000 sq ft. While apartment unit areas on Parcel 7 are above this average, they will comply with the requirements when smaller units are created on Parcel 8.

<sup>2</sup> Drawings to be revised to increase the amount of visitor parking from 7 spaces to 10 spaces (minimum Zoning Bylaw requirement).

Finishing materials are consistent with materials used on Parcel 5, being a natural stone veneer (Pangaea LedgeStone), exposed architectural concrete, black finished aluminum rails, gates, handrails and trims, a metal roof in “weathered zinc”, and various spandrel, clear and frosted glazing.

The Project Profile is set out in Appendix E, and the proposed plans (architecture & landscaping) for Parcel 7 are attached as Appendix F (two booklets).

Design Issues: Zoning Variances

Two variances are requested for Parcel 7:

**1. Setbacks**

As discussed in a staff report in March 2008, variances were anticipated as the parcels are developed. Variances to the yard provisions (setbacks) were anticipated for the apartments to accommodate varied orientation of the buildings along the street frontage, topography conditions, and property depth restrictions. The table below summarizes the previously approved and proposed setbacks:

Parcel	Required Setbacks	2008 Setbacks	Proposed by Onni
Parcel 7 – Apartments & Townhomes	Front – 20'	Front – 11'1" to 14'1" (townhomes); 16'6" northeast corner	Front – 15'1" (townhomes); 16'6" northeast corner
	Rear – 20'	Rear – 10'	Rear – 10'
	Side – 20'	West Side – 14'11" East Side – 15'1"	West Side – 16'6" East Side 15'1"

The proposed setbacks equal or improve upon the previously approved setbacks.

**2. Site Coverage: from 35% to 35.5%**

The design of the terraced apartment buildings creates increased site coverage. For comparison, the site coverage for the apartment building on Parcel 5 was increased from 35% to 35.39%. A minor adjustment of site coverage is proposed for Parcel 7 to allow for the apartment building, in keeping with the signature terraced design seen throughout the project.

The Proposal & Development Permit Guidelines

The key objectives of the Evelyn Drive Development Permit Area are to promote appropriate building design and siting relative to steep slope conditions; to minimize the visual impact of the properties to the north; to encourage a visually attractive development that promotes a high standard of design, construction and landscaping, that results in an interesting, pedestrian friendly streetscapes and linkages.

The proposed apartment fits contextually with the surrounding land uses, as it is purposefully designed to appear as a low-rise apartment building from Arthur Erickson Place and terraces down the sloping topography to behind Park Royal North. The building will be finished in a natural stone siding with generous glazing, in keeping with similar finishes on the other constructed buildings. While the building finishes promote a cohesive and complementary development, they are each architecturally distinct in response to changing site topography, and in various finishing elements.

### Sustainability

The guiding principles and approach to sustainability for the Evelyn site are embedded in the Master Plan and are set out within the Master Development Agreement. The applicant has committed to achieving a high LEED Silver equivalency (55 points) plus additional measures not recognized by this green building rating system (i.e. providing electric vehicle chargers within the parkade, for example).

### **Items to Address**

Specific items that staff would like the Committee to comment on include:

1. Does the proposed building mass fit contextually with the surrounding neighbourhood?
2. Is the architectural language of the building in keeping with the constructed apartment building to the west (Parcel 5)? Is there enough variation in building materials and are they balanced with the proposed architecture?
3. Do the landscape plans respond appropriately with the architecture and steep slope conditions?
4. Are the variances supported by the rationales provided and is the proposal executed well enough to justify them?

### Appendices:

- A. Context Map
- B. DP 07-058 (expired, for reference only)
- C. Summary of Proposed Changes, Memo by Ciccozzi Architecture, August 2015
- D. Evelyn Lands Parcel & Unit Distribution Map
- E. Project Profile & DP Guidelines
- F. Proposal Drawings (Architecture & Landscape, 2 booklets)